



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Apartment 4, Alexandra House 50 Castlegate, Sheffield, S3 8LE

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## Offers Around £30,000

| CITY CENTRE LOCATION | GREAT INVESTMENT OPPORTUNITY | Hunters Crookes welcome you to Alexandra House; A charming studio apartment located in the heart of Sheffield's vibrant city centre. This ground floor property offers a unique opportunity for those seeking a great investment in a bustling urban environment.

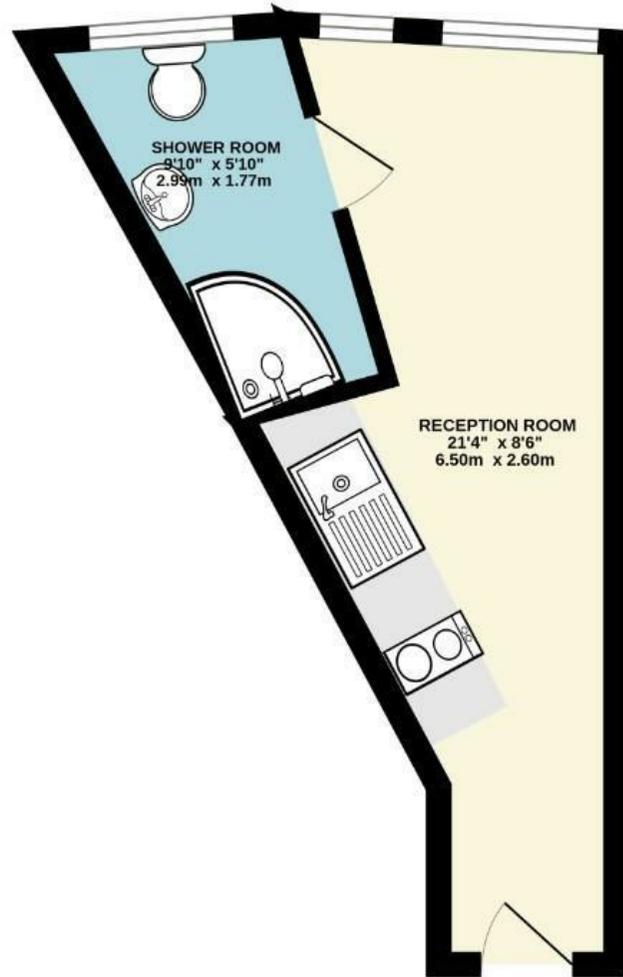
The studio is designed to maximise space and light, providing a comfortable and inviting atmosphere. Its central location means you are just moments away from an array of shops, restaurants, and cultural attractions, making it an ideal choice for both professionals and students alike.

One of the standout features of this property is that it comes with no onward chain, allowing for a smooth and efficient purchasing process. The property is sold with a tenant in situ - Perfect for investors looking to add to their portfolio!

Whether you are looking to make this your new home or seeking a lucrative investment, this studio apartment at Alexandra House is not to be missed. Embrace the convenience of city living and the potential for growth in this thriving location. We invite you to explore the possibilities that await you in this delightful property.

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GROUND FLOOR  
165 sq.ft. (15.4 sq.m.) approx.



TOTAL FLOOR AREA : 165 sq.ft. (15.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## GENERAL REMARKS

### TENURE

This property is Leasehold with a term of 250 years from 3rd July 2015 and a ground rent of £350.00 per annum. There is a service charge of £2,600.00.

### RATING ASSESSMENT

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

### VACANT POSSESSION

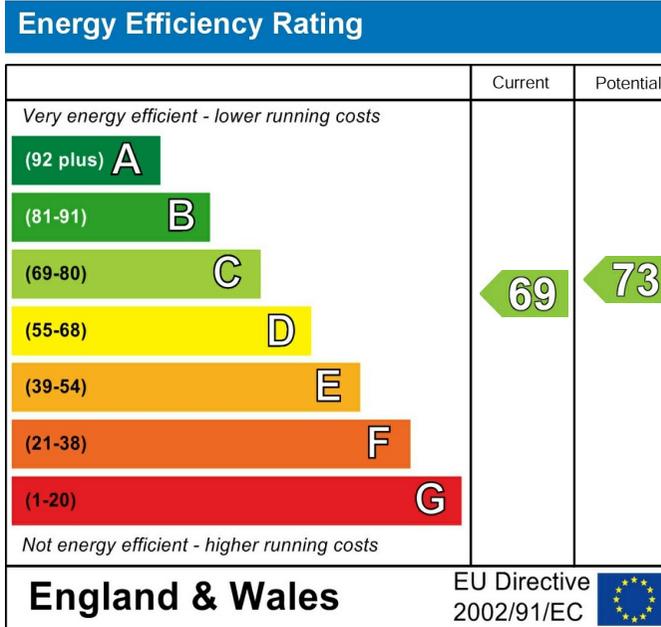
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

### MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

### ANTI-MONEY LAUNDERING CHECKS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

